

3312

LEGEND

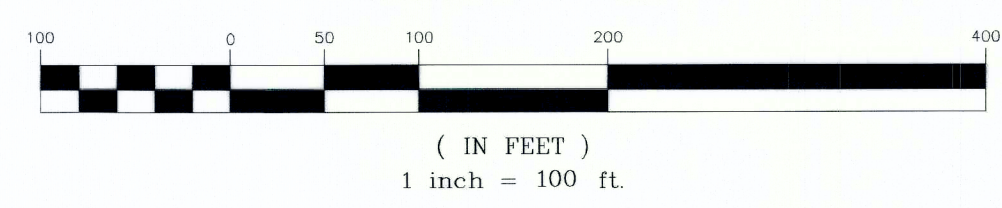
- SUBDIVISION BOUNDARY LINE
- SUBDIVISION LOT LINE
- PROPOSED RIGHT OF WAY LINE
- WATERLINE EASEMENT LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- SECTION LINE
- QUARTER SECTION LINE
- 40 ACRE LINE
- EXISTING RIGHT OF WAY LINE
- PREVIOUS SUBDIVISION LOT LINE
- PREVIOUS PUBLIC UTILITY LINE
- EXISTING IRRIGATION LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING UNDERGROUND FIBER OPTIC LINE
- EXISTING EDGE OF ASPHALT ROAD
- EXISTING FENCE LINE
- FOUND SECTION CORNER
- AS NOTED
- FOUND QUARTER SECTION CORNER
- AS NOTED
- SET 5/8" REBAR & PLASTIC CAP
- STAMPED LS 343639
- FOUND SURVEY MONUMENT
- AS NOTED



# Amended Cove Point Estates

A Minor Subdivision Located in Section 7, T.2 S., R.1 W., U.S.B. & M.  
Duchesne County, Utah  
2016

GRAPHIC SCALE



NOTES

- THE PURPOSE OF THIS SURVEY WAS TO AMEND THE COVE POINT ESTATES MINOR SUBDIVISION, ADDING A WATERLINE EASEMENT ACROSS LOT #9 AS SHOWN HEREON.
- BASIS OF BEARING USED WAS N00°03'49"E BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 7, T.2 S., R.1 W., U.S.B. & M.
- COVENTRY COVE ESTATES - PHASE 1 SUBDIVISION BOUNDARY WAS ESTABLISHED USING THE SUBDIVISION PLAT ON RECORD IN THE DUCHESNE COUNTY RECORDER'S OFFICE, FILE NO. 303015.
- COVENTRY COVE ESTATES - PHASE 4 SUBDIVISION BOUNDARY WAS ESTABLISHED USING THE SUBDIVISION PLAT ON RECORD IN THE DUCHESNE COUNTY RECORDER'S OFFICE, FILE NO. 326936.
- THE 3000 WEST STREET ROAD WIDTH WAS ESTABLISHED USING THE SUBDIVISION PLAT OF STERLING MEADOW ESTATES SUBDIVISION. THE STERLING MEADOW ESTATES SUBDIVISION IS ON RECORD IN THE DUCHESNE COUNTY RECORDER'S OFFICE, FILE NO. 219815.
- THE REBAR AND CAP MONUMENTS SET ON THE NORTH RIGHT OF WAY LINE OF 1000 NORTH WERE SET AT THE INTERSECTION OF THE SAID EAST RIGHT OF WAY LINE AND THE LOT LINE. REBAR & CAPS ARE 33.00 FEET FROM THE ACTUAL CORNER OF THE LOT.
- THE REBAR AND CAP MONUMENTS SET ON THE EAST RIGHT OF WAY LINE OF 3000 WEST WERE SET AT THE INTERSECTION OF THE SAID EAST RIGHT OF WAY LINE AND THE LOT LINE. REBAR & CAPS ARE 47.00 FEET FROM THE ACTUAL CORNER OF THE LOT.

EASEMENT DESCRIPTIONS

**STRATA NETWORK UTILITY EASEMENT (LOCATED ON LOT #8)**  
BEGINNING AT A POINT LOCATED N00°03'49"E ALONG THE WEST LINE OF SECTION 7, T.2 S., R.1 W., U.S.B. & M., 207.01 FEET AND N89°25'25"E 47.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 7, SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE EAST RIGHT OF WAY LINE OF A COUNTY ROAD, THENCE N89°25'25"E 59.80 FEET; THENCE S00°48'27"E 20.28 FEET; THENCE S89°25'25"W 59.91 FEET TO THE EAST RIGHT OF WAY LINE OF SAID COUNTY ROAD; THENCE N00°03'49"E ALONG THE EAST RIGHT OF WAY LINE OF SAID COUNTY ROAD, 20.28 FEET TO THE POINT OF BEGINNING. CONTAINING 0.026 ACRES.

**COMMON DRIVEWAY ACCESS EASEMENT (LOCATED ON LOT #7 AND #8)**  
BEGINNING AT A POINT LOCATED N89°59'17"E ALONG THE SOUTH LINE OF SECTION 7, T.2 S., R.1 W., U.S.B. & M., 210.27 FEET AND N00°03'49"E 33.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 7, SAID POINT OF BEGINNING ALSO BEING LOCATED AT THE SOUTHEAST CORNER OF LOT #8 OF THE COVE POINT ESTATES SUBDIVISION; THENCE S89°59'17"W ALONG THE SOUTH LINE OF SAID LOT #8, 40.00 FEET; THENCE N00°03'49"E 30.00 FEET; THENCE N89°59'17"E 40.00 FEET TO THE EAST LINE OF SAID LOT #8; THENCE N89°59'17"E 40.00 FEET; THENCE S00°03'49"W 30.00 FEET TO THE SOUTH LINE OF LOT #7 OF THE COVE POINT ESTATES SUBDIVISION; THENCE S89°59'17"W ALONG THE SOUTH LINE OF SAID LOT #7, 40.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.055 ACRES.

**MOON LAKE ELECTRIC UTILITY EASEMENT (LOCATED ON LOT #10)**  
BEGINNING AT A POINT LOCATED N00°03'49"E ALONG THE WEST LINE OF SECTION 7, T.2 S., R.1 W., U.S.B. & M., 400.31 FEET AND N89°59'17"E 210.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 7, SAID POINT OF BEGINNING ALSO BEING LOCATED AT THE NORTHEAST CORNER OF LOT #10 OF THE COVE POINT ESTATES SUBDIVISION; THENCE S00°03'49"W ALONG THE EAST LINE OF SAID LOT #10, 25.00 FEET; THENCE S89°59'17"W 50.00 FEET; THENCE N00°03'49"E 25.00 FEET TO THE NORTH LINE OF SAID LOT #10; THENCE N89°59'17"E 50.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.029 ACRES.

**WATERLINE EASEMENT (LOCATED ON LOT #9)**  
BEGINNING AT A POINT LOCATED N00°03'49"E ALONG THE WEST LINE OF SECTION 7, T.2 S., R.1 W., U.S.B. & M., 400.31 FEET AND N89°59'17"E 75.22 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 7, SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE EAST EDGE OF AN EXISTING BUILDING; THENCE N02°21'04"E ALONG THE EAST EDGE OF SAID BUILDING, 10.00 FEET; THENCE N89°59'17"E 134.38 FEET TO THE EAST LINE OF LOT #9, COVE POINT ESTATES SUBDIVISION; THENCE S00°03'49"W ALONG SAID EAST LINE OF LOT #9, 10.00 FEET; THENCE S89°59'17"W 134.78 FEET TO THE POINT OF BEGINNING. CONTAINING 0.031 ACRES.

SURVEYOR'S CERTIFICATE

I, TREVOR R. GADD, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #343639, CERTIFY THAT BY AUTHORITY OF THE PROPERTY OWNERS, THE PLAT SHOWN HEREON WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED.



SUBDIVISION DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 7, T.2 S., R.1 W., U.S.B. & M.; THENCE N00°03'49"E ALONG THE WEST LINE OF SAID SECTION 7, 900.00 FEET TO THE SOUTH BOUNDARY LINE OF THE COVENTRY COVE ESTATES SUBDIVISION - PHASE 4, THENCE ALONG THE BOUNDARY LINE OF SAID SUBDIVISION THE FOLLOWING COURSES: N89°59'17"E 210.00 FEET, S00°03'49"W 615.00 FEET, AND N89°59'17"E 1199.73 FEET TO THE WEST LINE OF LOT 5 OF THE COVENTRY COVE ESTATES SUBDIVISION - PHASE 1; THENCE S00°03'49"W ALONG THE WEST LINE OF SAID LOT 5, 285.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 AND THE SOUTH LINE OF SAID SECTION 7; THENCE S89°59'17"W ALONG THE SOUTH LINE OF SAID SECTION 7, 1410.00 FEET TO THE POINT OF BEGINNING. CONTAINING 12.188 ACRES.

OWNER'S CERTIFICATE

DL SNOW INVESTMENTS, LLC HEREBY CERTIFY THAT THEY HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS AS SHOWN HEREON THE DESCRIBED AMENDED COVE POINT ESTATES MINOR SUBDIVISION.

A. LYNN SNOW MEMBER - MANAGER

DARREN L. SNOW MEMBER - MANAGER

ACKNOWLEDGMENT

STATE OF } S.S.  
COUNTY OF }

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2016, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

DUCHESNE COUNTY TREASURER APPROVAL

PROPERTY TAX CLEARANCE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 2016.

STEPHEN POTTER  
DUCHESNE COUNTY TREASURER

DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL

APPROVED AS A MINOR SUBDIVISION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 2016.

MICHAEL A. HYDE  
DUCHESNE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH } S.S.  
COUNTY OF DUCHESNE }  
THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2016, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND IS DULY RECORDED.

COUNTY RECORDER

FILE NUMBER

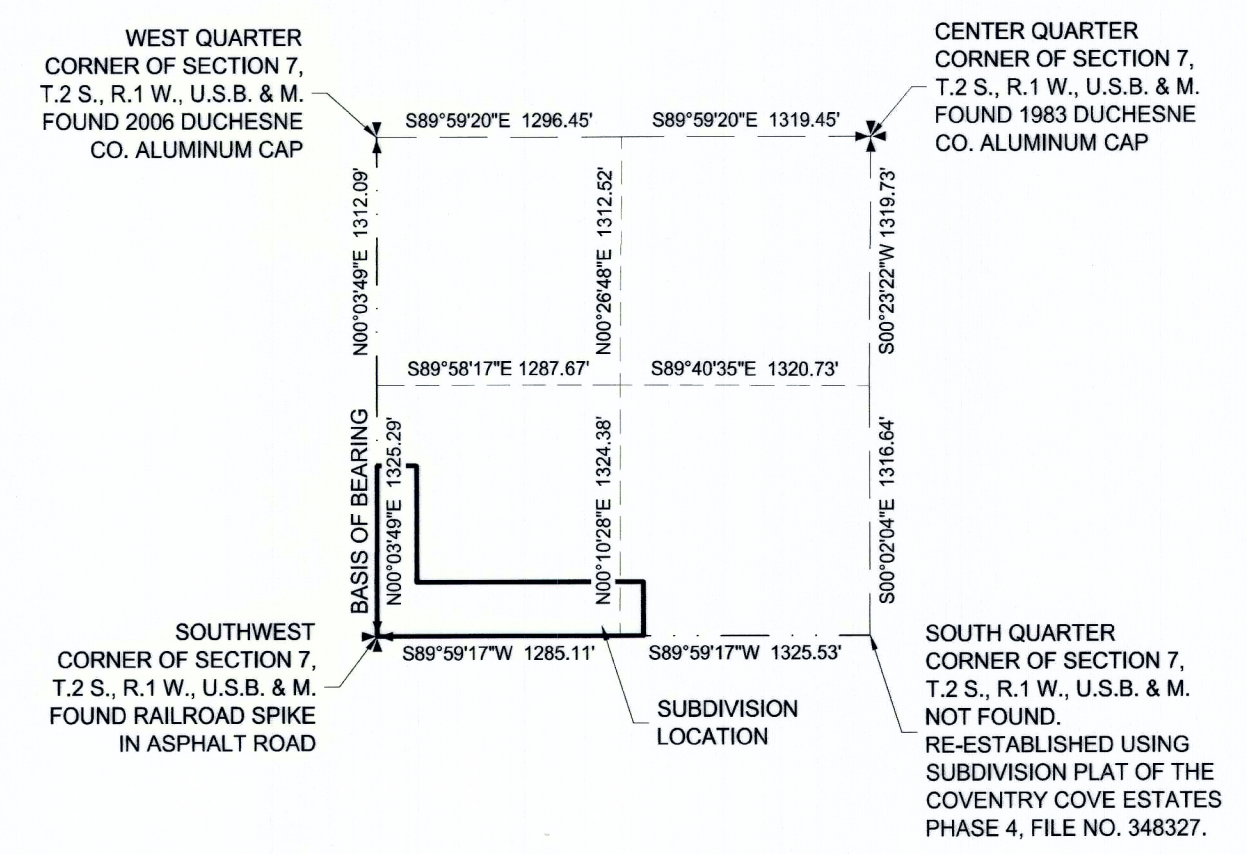
PREPARED BY:  
**Jones & DeMille Engineering, Inc.**  
CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL  
- infrastructure professionals -  
1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 1309-222 FILE NAME: H:\JD\PROJ\1309-222\dwg\1309-222\_survey.dwg  
SURVEYED BY: K.D.B. DRAWN BY: T.W.G. UPDATED: 4/14/2016 PLOTTED: 4/15/2016

## Amended Cove Point Estates Minor Subdivision

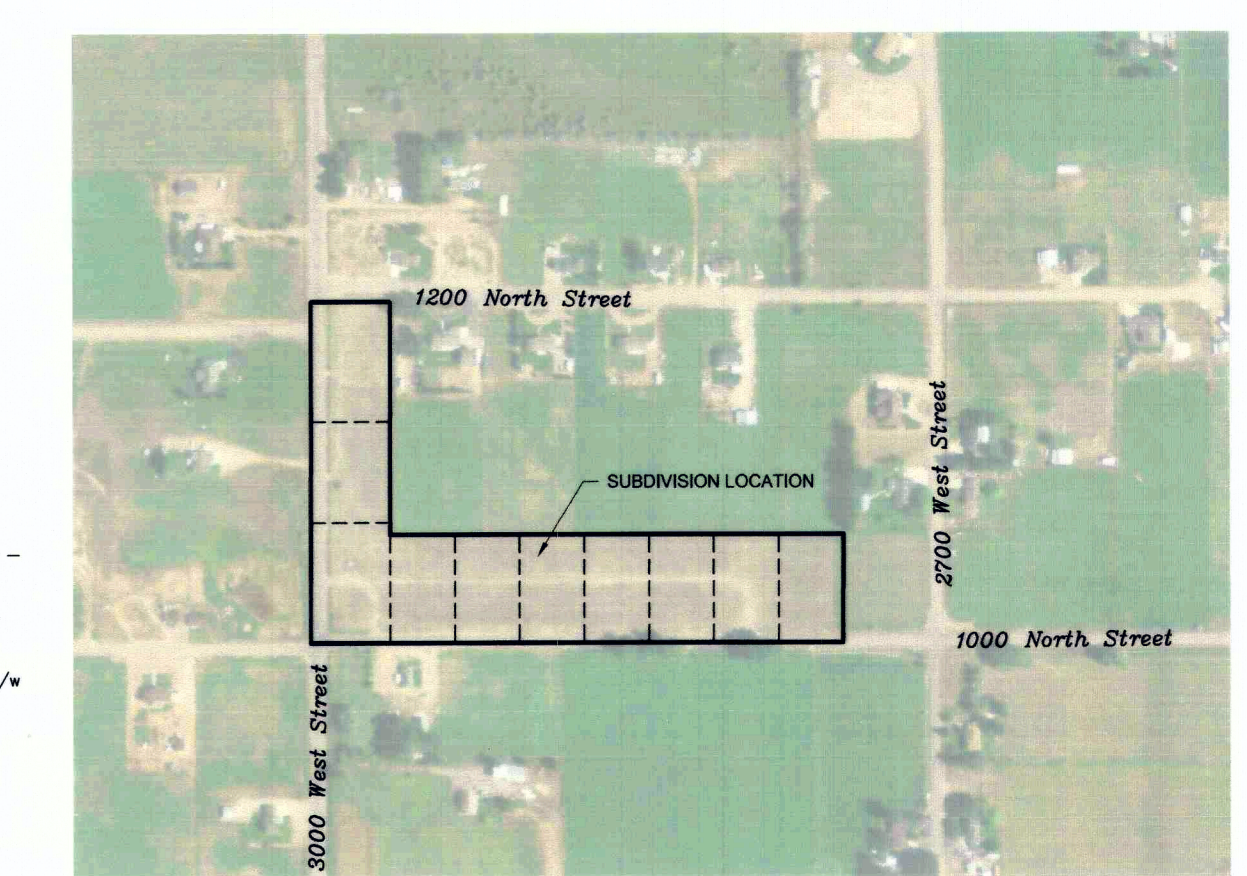
Duchesne County, Utah  
Scale 1" = 100'

County Surveyor File # 3312



SECTION BREAKDOWN

SECTION 7, T.2 S., R.1 W., U.S.B. & M.  
NOT TO SCALE



VICINITY MAP

COVE POINT ESTATES  
NOT TO SCALE